

Local Market Update – February 2023

A Research Tool Provided by Iowa Association of REALTORS®



Shelby County

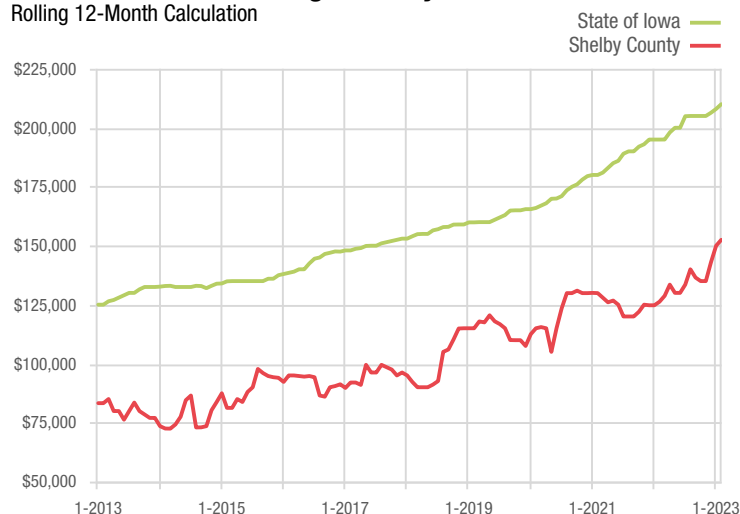
Single-Family Detached	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	3	- 70.0%	21	5	- 76.2%
Pending Sales	5	2	- 60.0%	17	4	- 76.5%
Closed Sales	9	3	- 66.7%	24	12	- 50.0%
Days on Market Until Sale	115	32	- 72.2%	71	28	- 60.6%
Median Sales Price*	\$100,000	\$170,000	+ 70.0%	\$124,250	\$197,500	+ 59.0%
Average Sales Price*	\$191,767	\$175,333	- 8.6%	\$163,204	\$210,667	+ 29.1%
Percent of List Price Received*	96.8%	94.8%	- 2.1%	96.5%	94.2%	- 2.4%
Inventory of Homes for Sale	22	11	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.0	- 50.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

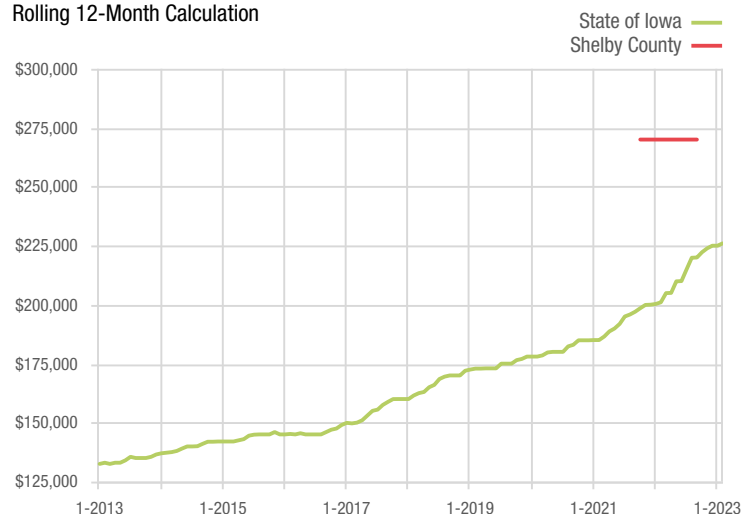
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.